



Government of Telangana  
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on: 19/03/2018, 03:39 PM

3236 /18

SRO Name: 1518 Rajendra Nagar

Receipt No: 3396

Receipt Date: 19/03/2018

Name: E.RANI

Transaction: Sale Deed

Chargeable Value: 3500000

Bank Name:

E-Challan Bank Name: HDFC

Account Description

Registration Fee

17500

Transfer Duty /TPT

52500

Deficit Stamp Duty

139900

User Charges

100

Total:

210000

In Words: RUPEES TWO LAKH TEN THOUSAND ONLY

Prepared By: IMTIYAZ

Signature by SRO

DD No:

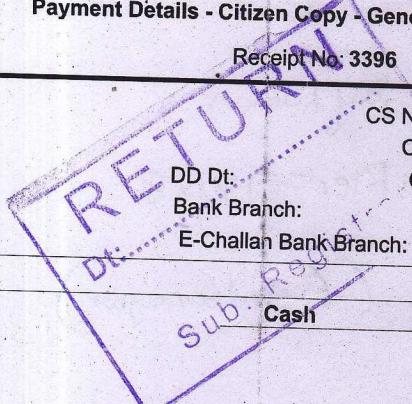
CS No/Doct No: 3381 / 2018

Challan No:

Challan Dt:

E-Challan No: 500FJY190318

E-Challan Dt: 19-MAR-18



Dt:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

Amount Paid By

Cash

Challan

DD

E-Challan



10

DOGT/10.3286/2018



తెలంగాణ తెలంగానా TELANGANA

S.No. 5/10 Date 19/3/18 Rs. 100/-

Sold to T. Priyanka

S/o/W/O/D/o T. Vijay Kumar

For Whom sel

THIS DEED OF SALE is made and executed on this the 19<sup>th</sup> day of MARCH, 2018, at S.R.O., Rajendranagar, Ranga Reddy District, T.S., By:-

**SMT. E. RANI W/O. SRI. ELLI SRINU**, aged about 38 years, Occupation: Housewife, R/o. H.No.9-33/7, Hydershakote Village, Gandipet Mandal, Ranga Reddy District. T.S. Aadhaar No.4621 3220 9978.

HEREINAFTER called the "VENDOR" which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees etc., of the FIRST PART.

#### IN FAVOUR OF

**SMT. TIRUNAGARI PRIYANKA W/O. SRI. TIRUNAGARI VIJAY KUMAR**, aged about 33 years, Occupation: Housewife, R/o. H.No.2-2-82/A/5, Chaitanya Krupa, Turab Nagar, Amberpet, Hyderabad - 500013. T.S. Aadhaar No.8208 2971 9837, PAN No.AGXPT7097B, Cell No.9949430563.

HEREINAFTER called the "VENDEE" which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees etc., of the SECOND PART.

E. Rani

Contd..2..

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Rajendra Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17500/- paid between the hours of 3 and 1 on the 19th day of MAR, 2018 by Sri E.Rani

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			TIRUNAGARI PRIYANKA W/O. TIRUNAGARI VIJAY KUMAR 2-2-82/A/5 CHAITANYA KRUPA, TURABNAGAR AMBERPET HYD. TIRUNAGARI PRIYANKA::19/03/ [1518-1-2018-3381]	
				E.RANI W/O. ELLI SRINU 9-33/7 HYDERSHAKOTE VILLAGE, RR DIST., E.RANI::19/03/2018,14:02 [1518-1-2018-3381]	E.Rani

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
			E SRIKU A NO 4697 1745 8640	E.S.
2			T KRISHNA SWAMY PNO AGXPT7096A	T. Krishna Swamy

19th day of March, 2018

Signature of Sub Registrar  
Rajendra Nagar

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9978 Name: Eeli Rani	W/O Elli Srinu, Hydershahkote, Golconda, Hyderabad, Telangana, 500091	
2	Aadhaar No: XXXXXXXX9837 Name: Tirunagari Priyanka	W/O Tirunagari Vijay Kumar, Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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WHEREAS, the Vendor herein is the sole and absolute owner, and peaceful possessor of the **Newly Constructed Independent House**, on Plot bearing **No.7**, in Survey **No.42/2 (P)**, admeasuring **144.44** Square yards, or equivalent to 120.75 Sq.Meters, Plinth area: **2200.00** Sq.feet (RCC), (i.e., 1100 Square feet in each Ground and First Floor), situated at **HYDERSHAKOTE VILLAGE and G.P.**, Gandipet Mandal, Ranga Reddy District, Telangana State., having purchased the same vide Regd. Sale Deed Doct. **No.2535/2017**, dated: 03-04-2017, Regd. at S.R.O., Rajendranagar, Ranga Reddy District. T.S., after the vendor had got House Number, from Grampanchayath, Gandipet Mandal, Ranga Reddy District. T.S.

AND WHEREAS, the Vendor due to her personal and family necessities have jointly agreed and offered to sell the **House bearing No.9-33/7**, on Plot bearing **No.7**, in Survey **No.42/2 (P)**, admeasuring **144.44** Square yards, or equivalent to 120.75 Sq.Meters, Plinth area: **2200** Sq.feet (RCC), (i.e., **1100** Square feet in each Ground and First Floor), situated at **HYDERSHAKOTE VILLAGE and G.P.**, Gandipet Mandal, Ranga Reddy District, Telangana State., and morefully described in the Scheduled of Property annexed hereto, to the Vendee of the Second Part, for a total sale consideration of **Rs.35,00,000/-** (Rupees Thirty Five Lakhs Only) and the Vendee has agreed to purchase the same for the said sum for total sale consideration.

THAT IN PURSUANCE of the aforesaid offer and acceptance, the Vendee has already paid the entire sale consideration of **Rs.35,00,000/-** (Rupees Thirty Five Lakhs Only) as follows: For **Rs.23,00,000/-**, (Rupees Twenty Three Lakhs only), through Cheque bearing **No.970766**, Drawn on Axis Bank Ltd., Dated: 12-03-2018, **financed by DHFL**, (2) **Rs.7,50,000/-** (Rupees Seven Lakhs and Fifty Thousands only), Cheque bearing **No.000017**, Drawn on HDFC Bank, IT Park, Bangalore, Dated: 05-02-2018, (3) **Rs.4,50,000/-** (Rupees Four Lakhs and Fifty Thousands only) by way of cash dated: 05-02-2018 to the Vendor, thus the Vendor hereby admits and acknowledges the receipt of the entire sale amount having received from the Vendee.

THAT the VENDOR has today delivered the vacant and peaceful physical possession of the Schedule mentioned Property to the Vendee TO HAVE AND TO HOLD THE SAME ABSOLUTELY FOREVER.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

- 01) WHEREAS the Vendor herein declared that he/she is the sole and absolute owner and peaceful possessor of the Schedule mentioned Property hereby conveyed and that except the above said Vendor there are no other person or persons having any manner of rights, interests in the Schedule mentioned Property; and the Vendor has got full authority to convey the same. Thus the Vendor does hereby sell, transfer, convey and assign in the said Schedule mentioned Property in favour of the Vendee herein.

Contd..3..

E. Rani

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/Pay Order	Total
Stamp Duty	100	0	139900	0	0	0	140000
Transfer Duty	NA	0	52500	0	0	0	52500
Reg. Fee	NA	0	17500	0	0	0	17500
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>210000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>210100</b>

Rs. 192400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17500/- towards Registration Fees on the chargeable value of Rs. 3500000/- was paid by the party through E-Challan/BC/Pay Order No ,500FJY190318 dated ,19-MAR-18 of ,HDFS/

#### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 210000/-, DATE: 19-MAR-18, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2126832559209, PAYMENT MODE:NB-1000200, ATRN:2126832559209, REMITTER NAME: TIRUNAGARI PRIYANKA, EXECUTANT NAME: E. RANI, CLAIMANT NAME: TIRUNAGARI PRIYANKA).

Date: 19/03/2018  
19th day of March, 2018

Signature of Registering Officer  
Rajendra Nagar

#### Certificate of Registration

Registered as document no. 3236 of 2018 of Book-1 and assigned the identification number 1- 1518 - 3236 - 2018 for Scanning on 19-MAR-18 .

Registering Officer  
Rajendra Nagar  
(Mohammed Hameed)



- 02) THAT the Schedule mentioned Property is free from all encumbrances, charges, mortgages, prior sales, agreements, gifts, wills, court attachments, liens, litigations, AGPA's, GPA's etc., whatsoever to the Schedule mentioned Property either by the Government or public.
- 03) THAT the Vendor has put the Vendee in vacant and peaceful physical possession of the Schedule mentioned Property hereby sold by the Vendor to the Vendee.
- 04) THAT the Vendor has transferred all his/her ownership rights, along with all its structure, external, internal rights, interests, demands, privileges, appurtenance etc., in the Schedule mentioned Property to the Vendee, to have and to enjoy the same as absolute and exclusive owners of the Schedule mentioned Property.
- 05) FROM today onwards the above Vendor or any other legal heirs, shall have no more rights, interests, demands, claims over the Schedule mentioned Property and the Vendee shall enjoy the same as absolute and exclusive owner.
- 06) THAT the Vendor has handed over the Original Title Deed, Documents, Link Documents and other Relevant Papers, (all in Originals/Xerox Copies) etc., relating to the Schedule mentioned Property to the Vendee for his/her records.
- 07) THAT the Vendor has paid all the Municipal tax, Water and Electricity Charges etc., and there are no dues of any kind whatsoever to the Schedule mentioned Property. If any un-paid due or dues found by the Vendee upto the date Registration in a later date it shall be cleared by the Vendor.
- 08) THAT the Vendee can get mutation of the Schedule mentioned Property in his/her name in Greater Hyderabad Municipal Corporation/ Grampanchayath Water and Electricity Departments, or any other office or offices in the light of this Document.
- 09) THAT the Vendee can transfer the Schedule mentioned Property to any person or persons by way of Sale, Gift, Mortgage, Will etc., in the light of this Document.
- 10) THAT the Vendor has agreed to sign all necessary papers, forms as required to get mutation in the name of the Vendee in the Municipal Records/Grampanchayath etc., and when the Vendee call upon the Vendor, he/she should sign all Application forms for mutation.

Contd..4..

E. RANI

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- 11) THAT the Vendor agreed to save harmless and keep indemnified the Vendee from and against all losses, damages, costs, expenses, which the Vendees may sustain or incur by reason of any claim being made by anybody whatsoever to the Schedule mentioned Property either by the Government or Public.
- 12) THAT if any complication dispute raised by any body at any stage due to defective title of the Vendor, the above said Vendor will clear such dispute with his/her own expenses and expenditures without fail. In case any loss damage caused to the Vendee due to defective title of the Vendor, it shall be recover from the Vendor in person and properties.
- 13) THAT the Vendor further assures to execute any Rectification or Supplementary Deed required by the Vendee in future regarding the Scheduled mentioned Property to make perfect title for the Vendee without demanding any fresh consideration to execute the such documents.
- 14) THAT the Schedule mentioned Property is not an assigned land as defined in Section 2 (1) Act 9 of 1977.
- 15) THE Vendor hereby declare that this property does not covered under any prohibitory property classification including the category of classification of urban land ceiling Act 1976 and never declared as surplus land and does not effect the rights of any individual or agency whether govt. or private and if any suppression of facts noticed at any time the vendor here by agreed that he is liable to be prosecuted as per law besides payment of all losses damages, compensations penalties, duties etc., as and when detected, the Vendee do hereby declare that they are satisfied himself about the location of the schedule property after verifying revenue and town survey number boundaries that he is not coming under any prohibitory properties.
- 16) THAT the Vendor and the Vendee have read over/explained all the contents of this Sale Deed in their Vernacular Language and they have understood the matter and admitted the same to be true and correct.

Contd..5..

E. Rani

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STATEMENT REGARDING THE MARKET VALUE OF THE  
PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER  
PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

Place	Sy.No.	Area	Value Per Sq.Yard and Sq.Feet	Total Market Value
HYDERSHAKOTE VILLAGE and G.P., Gandipet Mandal, Ranga Reddy District, Telangana State.	42/2 (P)	144.44 Sq.Yards 2200 Sq.feet RCC	Rs.7,000/- Rs.700/- Total	Rs.10,11,080/- Rs. 15,40,000/- <hr/> Rs.25,51,080/-
				Sale consideration Rs.35,00,000/-

SCHEDULE OF THE PROPERTY

All that the **House bearing No.9-33/7**, on Plot bearing **No.7**, in Survey **No.42/2 (P)**, admeasuring **144.44** Square yards, or equivalent to 120.75 Sq.Meters, Plinth area: **2200** Sq.feet (RCC), (i.e., **1100** Square feets in each Ground and First Floor), situated at **HYDERSHAKOTE VILLAGE and G.P.**, Gandipet Mandal, Ranga Reddy District, Telangana State., and bounded as follows:

- |   |   |
|---|---|
| NORTH :   | 46'-0" Wide Road.   |
| SOUTH :   | Plot No.18.   |
| EAST :  | Plot No.8.  |
| WEST :  | Plot No.6.  |
| 1. Nature of Roof :   | RCC.  |
| 2. Type of Structure :  | With Pillars.   |
| 3. Age of building :  | 1 year.   |
| 3. Total Extent of Site :                                     | 144.44 Sq.Yards.  |
| 4. Built-up area of site :                                    | 1100 Sq.feet (Ground Floor)<br><u>1100 Sq.feet (First Floor)</u><br><u>2200 Sq.feet Total</u> |
| 5. Executant's own estimate of Market Value of the Building : | Rs.35,00,000/-  |

Contd..6..

E. R Ani

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:: 6 ::

And more clearly delineated in the plan annexed hereto, and marked in RED COLOUR.

IN WITNESSES WHEREOF the VENDOR & VENDEE have signed on this DEED OF SALE with their own free will and consent, without coercion, and without any undue influence in the presence of the following witnesses on the day, month and year first above mentioned.

WITNESSES:-

1. E.Rani

E.RANI  
VENDOR

2. T. Krishna Saay

T. Krishna Saay  
VENDEE

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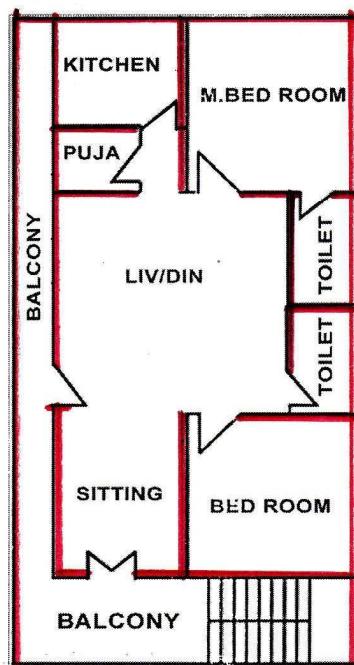
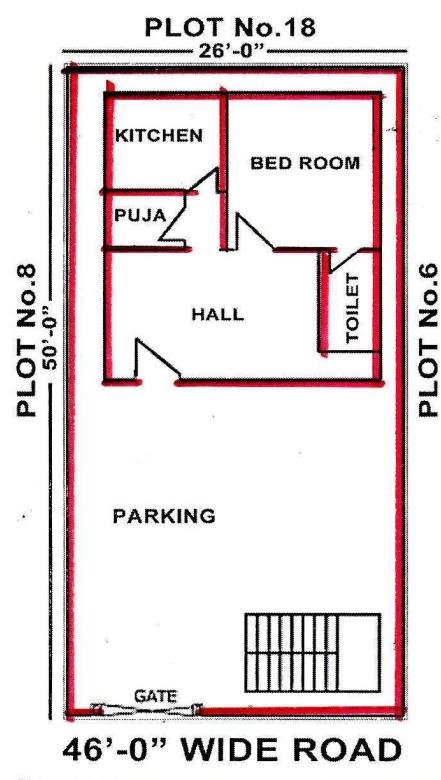
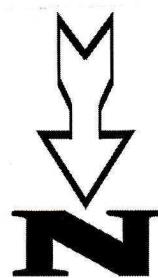
REGN: PLAN OF HOUSE NO. 9-33/7, ON PCOT NO. 7, IN  
SY. NO. 42/2(P) SITUATED AT HYDERABAD KOTE ULL  
G R P., GANDIPET MANDAL, R. A. DIST.

VENDOR: SMT. E. RANI.

W/D. SRI. E. SRI NUNI.

VENDEE: SMT. T. PRIYANKA.

W/D. SRI. T. VISHNU KUMAR.



Not to Scale  
Reference

Included	<input checked="" type="checkbox"/>
Excluded	<input type="checkbox"/>

REF.

INC:

EXC:

AREA.

144-44 SQ.  
YDS.

OB

120.75 SQ.M.

P. AREA: 2200/88  
(DCC)

WITNESSES.

1. E. RANI

T. Krishna Sway   
SIGN OF VENDEE.

E. RANI

SIGN OF VENDOR

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జి.పి. ఫారం నెం. 37  
G.P. Form No. 37

గ్రామ పంచాయతి కార్యాలయము, హైదరాబాద్ కోర్టు  
మం॥ రాజీవ్ గాంధీ, తెలంగాణ రాష్ట్రం

3656

రశీదు నెం. 10178  
Receipt No.

MISCELLANEOUS RECEIPT  
చిల్డర జమల రశీదు

Date... 16/3/2017.....

పేరు లీ/లీమితి  
Received from Smt./Sri

తండ్రి/భర్త  
Father/Husband

చిరునామ  
Address

కిర్దెశము  
Purpose

మొత్తము రూపాయలు Five thousand Six hundred and ninety nine only  
The sum of Rupees

సూచిస్తాడు: ఎల్లి ఎంబీ టి స్కూల్ స్కూల్ ము ఖూబునే సింబంధమైన యాజమాన్య పూర్వులు  
అవాచేపిలు చెపియు భాషా సామాజిక రెగ్యులరీస్ కోలు వీలుండడు.

రూ॥ 5699/-

సంతకము S. P. Raghavachari  
Signature COLLECTOR  
ఉద్యోగము Grama Panchayathi  
Designation HYDERSHAKOTE

E. Rani

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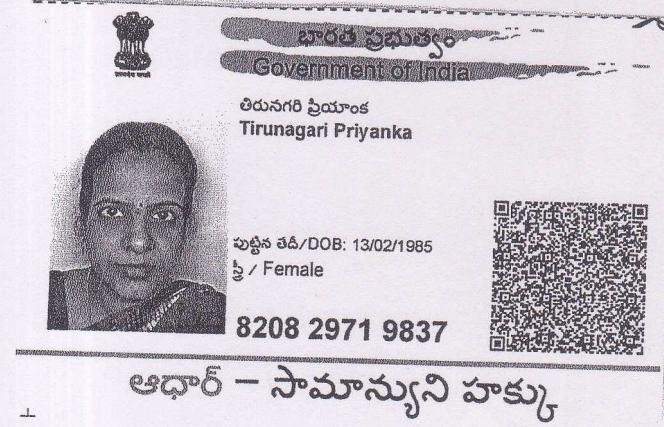
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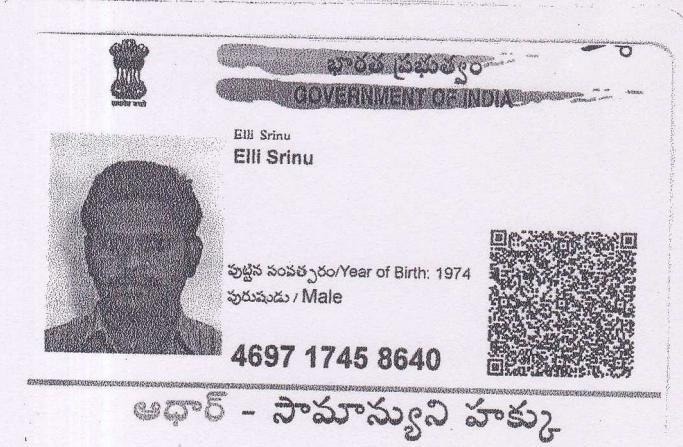
Venod

E.Rani



Venodle

Priyanka



Wif. ①

E S J



Wif. ②

T. Krishna Swamy

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**19-03-2018 12:12:02**